

May 7, 2003 BZA



REQUEST ANALYSIS  
AND  
RECOMMENDATION

03AN0255

God Mission of Faith Church

Matoaca Magisterial District  
3718 E. River Road

REQUEST: A seven (7) foot Variance to the fifteen (15) foot front yard setback requirement for an addition.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential area.
- B. The granting of this Variance may not create any adverse impact on the subject property or the area in general.

CONDITION

This Variance shall be for the existing canopy to be enclosed only as depicted in the staff report.

GENERAL INFORMATION

Location:

Property is known as 3718 E. River Road. Tax ID 794-612-4475 (Sheet 45).

Existing Zoning:

C-5

Size:

.070 acre

Existing Land Use:

Semi-private (Church)

Adjacent Zoning and Land Use:

North - C-5 and I-1; Commercial and vacant (Seaboard Coast Line RR)  
South - C-5; Vacant  
East - C-5; Commercial  
West - C-5; Vacant (Seaboard Coast Line RR)

Utilities:

Public water and sewer

General Plan:

(Ettrick Village Plan)

Community Commercial

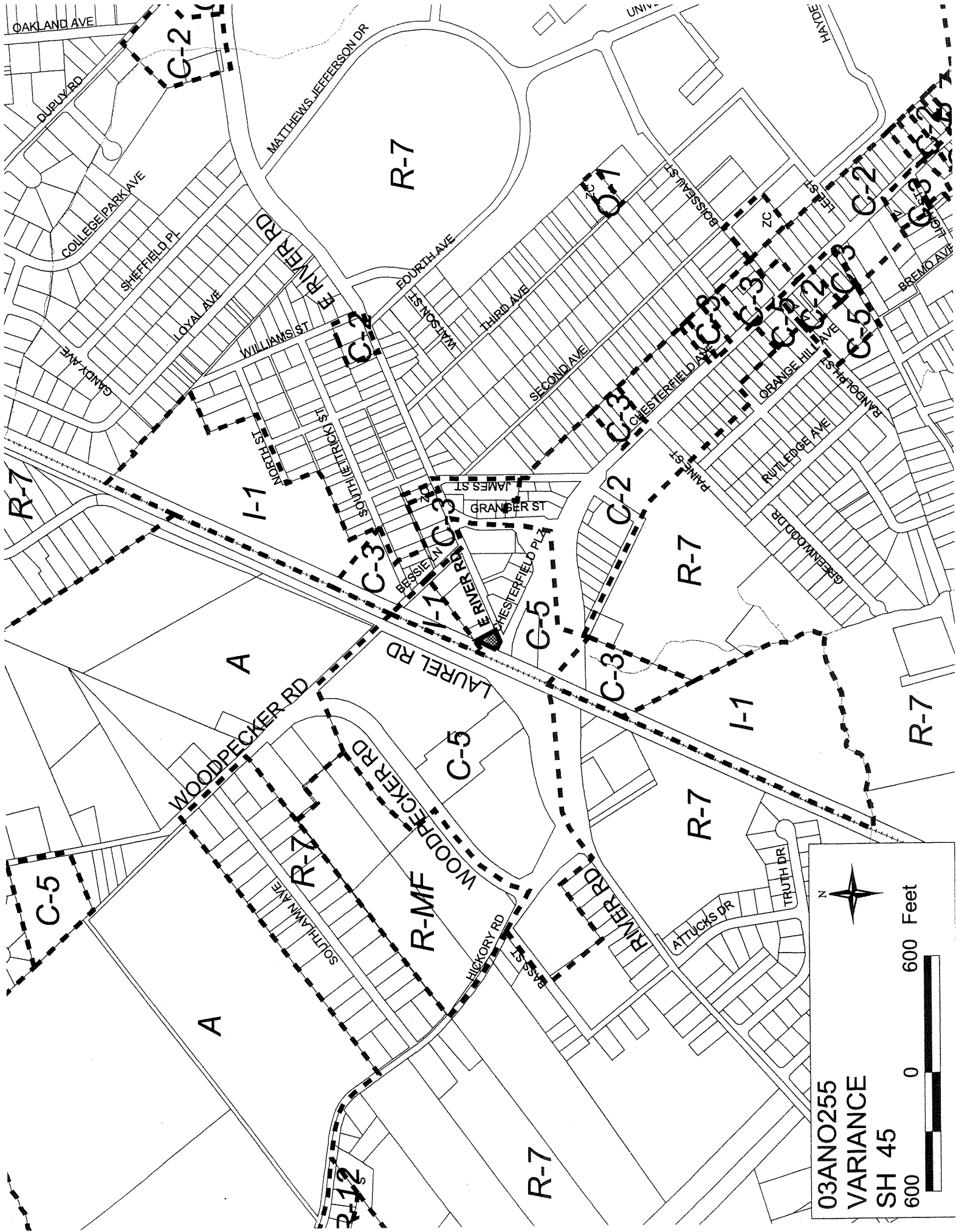
DISCUSSION

The applicant is proposing to enclose an existing open canopy. The canopy is located eight (8) feet from the front property line. The Zoning Ordinance requires a fifteen (15) foot front yard setback from the front property line. Therefore, the applicant requests a seven (7) foot Variance (see attached site plan).

The applicant provides the following justification in support of this request:

We would like to enclose an existing structure only – no boundary will be affected and no changes in the building appearance and no hardship to rearrange internal setting.

Staff has reviewed the attached site plan and application. Staff notes the building was built in 1947 and is located within the Ettrick Business Core. The intent of this section of the Zoning Ordinance is to insure functional and visual compatibility for new or altered buildings. Staff believes that this Variance will not reduce or impair the value of the dwellings or property in the area. Staff also notes the building has been on the subject property for fifty-six (56) years. Staff believes this proposal to enclose an existing canopy will be an enhancement rather than a detriment to the property and area in general. Therefore, staff recommends approval of this request subject to the aforementioned Condition.



03ANO255  
VARIANCE  
SH 45  
600

600 0 600 Feet

